

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: December 16, 2003

FROM: George A. Burgess
County Manager

SUBJECT: Governmental Facilities Hearing
South Regional Agricultural
Patrol Mini Police Station
03GF15

RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the attached resolution authorizing the erection, construction, and operation of the South Regional Agricultural Patrol Mini Police Station. This item has been prepared by General Services Administration at the request of the Miami-Dade Police Department and is recommended for approval.

LOCATION: North of SW 198th Terrace and SW 179th Avenue, in southwest Miami-Dade County.

BACKGROUND: This application will permit a new police mini station in a rural agricultural area outside the Urban Development Boundary (UDB). Such a placement would be consistent with the Comprehensive Development Master Plan, which permits urban improvements in such areas only if the improvements are necessary to protect public health and safety and would service the localized needs of these non-urban areas. The police station's sole purpose is to serve and protect the public health and safety of agricultural area residents and interests.

The agricultural areas of south Miami-Dade County total over 470 square miles. The placement of a station in this area is of immense value to Miami-Dade County and the State of Florida, due to the increased capability that it will provide the Miami-Dade Police Department in patrolling agricultural properties, responding to calls in the area, and following up with investigations pertaining to agricultural related crimes.

In 1993, the Agriculture Patrol was established to provide community-oriented police services in rural and agricultural areas. Duties have included investigation of burglary, theft, and criminal mischief of farm equipment; aggressive patrol of groves, nurseries, apiaries, produce and "U-Pick" fields; dispute settlement of agricultural-related issues; surveilling for illegal dumping; inspections of fields, fruit stands, and vehicles transporting produce and plants; and investigating cockfighting. Examples of the patrol's success include

reduced crop losses; increased direct participation by the community in reporting and identifying crimes-in-progress and criminals; and enhanced channels of communication and flows of information about illegal activities of individuals or groups.

FACILITY DESCRIPTION:

The site will house a 4,320-square foot modular building for a police mini-station with 30 police officers assigned to the unit. The site plan indicates that the proposed building will be located in the center of the site with 34 parking spaces for visitors and staff placed in the front and rear of the building. Large areas have been reserved along all sides of the facility and property lines for the installation of landscape materials such as trees and shrubs. A network of sidewalks and pedestrian paths are provided to connect the station with parking areas and to adjacent streets. Automobile access to the site will be from a drive located off SW 198th Terrace. At this time, it has not been determined how the station's offices will be distributed within the proposed modular structure.

JUSTIFICATION:

The agricultural stakeholders such as the Ag Practices Board and the Farm Bureau are among those requesting that the Miami-Dade Police Department put police services in closer proximity to their area in order to improve personal access to the Department and to enhance police functions and police/community relations. In addition, this facility will bring added security to the agricultural industry of Miami-Dade County.

DEVELOPMENT SCHEDULE:

Upon approval of this application, the Miami-Dade Police Department will enter into a long-term lease with GE Capital Modular Space for the building structure. It is estimated that the building will be operational within three (3) months of the approval of that agreement.

FUNDING SOURCE:

All operational, maintenance and lease costs for this project will rely on the Miami-Dade Police Department's General Fund Allocations. The modular structure will be leased at a cost of \$1,800.00 per month.

MIAMI-DADE COUNTY
SITE REVIEW COMMITTEE:

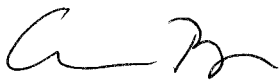
The Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations. The Committee reviewed this project on August 13, 2003, and provided full support for the project.

COMMUNITY COUNCIL:

The project was presented to Community Council #14 on September 11, 2003. The council members unanimously recommended approval and gave full support of the site and the proposed development plan.

PUBLIC HEARING
REQUIREMENTS:

Section 33-303 of the Code of Miami-Dade County provides that, prior to the construction or operation of a facility in the unincorporated areas of Miami-Dade County on County property, a favorable public hearing before the Board of County Commissioners is required. The Board may only authorize use, construction and operation of such facilities after considering, among other factors, the public need for the facility, the type of function involved, existing land use patterns in that area and the nature of the impact of the facility on surrounding property. The attached report from the Miami-Dade County Site Review Committee addresses these factors.



Assistant County Manager

MEMORANDUM

TO: George M. Burgess
County Manager

DATE: November 7, 2003

FROM: Site Review Committee

SUBJECT: Governmental Facilities Hearing
Miami Dade Police Department
South Regional Agricultural Mini-Police
Station 03GF15

RECOMMENDATION

The Site Review Committee reviewed the application. All committee members recommend approval of erection, construction, and operation of the South Regional Agricultural Mini Police Station located at SW 198 Terrace and SW 179th Avenue, in southwest Miami-Dade County. The Miami-Dade County Site Review Committee's task is to review projects subject to Section 33-303 of the Code of Miami-Dade County with regard to the public need for the proposed facility, its impact upon the surrounding community, and other similar considerations.

BACKGROUND

This application will permit a new police mini station in a rural agricultural area outside the Urban Development Boundary (UDB). The facility would be consistent with Policy 2B of the Comprehensive Development Master Plan which states that urban development in agricultural areas and outside the UDB shall not be permitted, except for those improvements necessary to protect public health and safety and would service the localized needs of these non-urban areas. The police station's purpose is to serve and protect the public health and safety of agricultural area residents and agricultural interests.

The agricultural areas of south Miami Dade County total over 470 square miles, in addition to the East Everglades 8.5 square mile area. The Miami-Dade Police Department will provide services in these rural areas by patrolling agricultural properties, handling calls, and following up with investigations pertaining to agricultural related crimes. The facility will improve access to police services for members of the agricultural community, enhance police and community relations, provide more efficient law enforcement efforts, and bring additional security to the agricultural industry of Miami-Dade County. In 1993, the Agriculture Patrol was established to provide community-oriented police services in rural and agricultural areas. Duties have included investigation of burglary, theft, and criminal mischief of farm equipment; aggressive patrol of groves, nurseries, apiaries, produce and "U-Pick" fields; dispute settlement of agricultural-related issues; surveilling for illegal dumping; inspections of fields, fruit stands, and vehicles transporting produce and plants; and investigating cockfighting. Examples of the patrol's success include reduced crop losses; increased direct participation by the community in reporting and identifying crimes-in-progress and criminals; and enhanced channels of communication and flows of information about illegal activities of individuals or groups.

DESCRIPTION OF FACILITY FUNCTION

The site will incorporate a 4,320 square foot modular building for a police mini-station with 30 police officers assigned to the Unit. The site plan indicates that the proposed building will be

located in the center of the site with 34 parking spaces for staff and visitors placed in the front and rear of the building. Large areas reserved for the installation of landscape materials such as trees and shrubs are proposed along all sides of the facility and property lines. A network of sidewalks and pedestrian paths are provided to connect the station with parking areas and to adjacent streets. Automobile access to the site will be from a drive located off SW 198th Terrace. At this time, it has not been determined how the station's offices will be distributed within the proposed modular structure.

COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Comprehensive Development Master Plan (CDMP) Adopted 2005 and 2015 Land Use Plan map designates the subject property Agriculture. The land is currently vacant. To the north, west, and southwest are residential properties occupied by a modular home community, and to the south is vacant land. On the north, west, south, and east of the subject site, the land use designation is Agriculture.

Agriculture

The area designated "Agriculture" contains the best agricultural land remaining in Miami-Dade County. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture such as packing houses, and farm residences. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship; however, schools shall not be approved in Agriculture areas should be located inside the UDB in accordance with Education Element Policy 2.1.

In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Other uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or it deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. (Land Use Element, page 1-47).

This application furthers the following Policies of the Land Use Element of the CDMP:

Institutional and Public Facilities

Neighborhood or community-serving institutional uses and utilities including schools and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land sub-areas. Major utility facilities should generally be guided away from residential areas, however. When considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan (Land Use Element, pages 1-43 and 1-44).

Policy 1P

Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agriculture Areas, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities (Land Use Element page 1-4).

Policy 2B

Priority in the provision of services and facilities and the allocation of financial resources for services and facilities in Miami-Dade County shall be given first to serve the area within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) map. Second priority shall support the staged development of the Urban Expansion Area (UEA). Urban services and facilities, which support or encourage urban development in Agriculture and Open Land areas shall be avoided, except for those improvements necessary to protect public health and safety and which service the localized needs of these non-urban areas (Land Use Element, page 1-5).

Policy 8C

Through its planning, capital improvements, cooperative extension, economic development, regulatory and intergovernmental coordination activities, Miami-Dade County shall continue to protect and promote agriculture as a viable economic use of land in Miami-Dade County (Land Use Element, page 1-15)

The location is currently not served by public water and sewer service. According to Policies within the Water and Sewer Subelement:

Policy 4G

Through its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to ensure that suitable land is provided for placement of utility facilities necessary to support proposed development. Necessary utility facilities may be located throughout Dade County in all land use categories as provided in the "Interpretation of the Land Use Plan Map" text (Land Use Element, page 1-10).

Policy 1A

The area within the Urban Development Boundary of the adopted Land Use Plan map shall have the first priority in providing potable water supply, and sanitary sewage disposal, and for committing financial resources to these services. Future development in the designated Urban Expansion Area shall have second priority in planning or investments for these services. Investments in public water and sewer service shall be avoided in those areas designated for Agriculture, Open Land, or Environmental Protection on the Land Use Plan map, except where essential to eliminate or prevent a threat to the public health, safety or welfare (Water, Sewer and

Solid Waste Element, page V-2).

Policy 1C

Individual potable water supplies, including private wells, shall be considered interim facilities to be utilized only where no alternative public water supply is available and land use and water resources are suitable for an interim water supply. Such interim water supply systems shall be phased out as service becomes available from a municipal or County supply (Water, Sewer and Solid Waste Element, page V-2).

Policy 1H

New water supply or wastewater collection lines should not be extended to provide service to land within the areas designated Agriculture, Open Land or Environmental Protection on the Land Use Plan map. New water or wastewater lines to serve land within these areas should be approved or required only where the absence of the facility would result in an imminent threat to public health or safety. The use of on-site facilities should be given priority consideration. In all cases, facilities should be sized only to service the area where the imminent threat would exist, to avoid inducing additional urban development in the area. This policy will not preclude Federal, State or local long-range planning or design of facilities to serve areas within the Urban Development Boundary (IDB) or Urban Expansion Area (UEA). Public health and safety determinations will be made in accordance with Chapter 24 of the Code of Miami-Dade County (Environmental Protection) and Section 2-103.20, et seq., (Water Supply for fire Suppression) Code of Miami-Dade County (Water, Sewer and Solid Waste Element, page V-3).

EXISTING LAND USE PATTERN

LAND USE PLAN DESIGNATION

Subject Property:

GU; Vacant

Agriculture

Surrounding Properties:

NORTH: GU; modular Homes

Agriculture

SOUTH: GU; Vacant

Agriculture

EAST: BU-1; shopping center

Business and Office

WEST: GU; modular homes

Agriculture

IMPACT OF FACILITY ON SURROUNDING LAND USE

The proposed police station facility will not increase traffic in the area as the use is not visited or patronized by community residents as would, for example, a shopping center or office building. The facility will serve the rural community by protecting the nearby agricultural industry. Staff conditions this approval and recommends that additional landscaping be provided along the north and west property lines so that the residential community to the north and west will be amply buffered from the proposed facility.

STAFF RECOMMENDATIONS

The **Department of Planning and Zoning**, Zoning Section recommends that this application be approved, subject to the following conditions:

CONDITIONS:

1. That a plot use plan be submitted to and meet the approval of the Director; said plan to include among other things but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, landscaping, etc.
2. That the applicant submit to the Department of Planning and Zoning for its review and approval at the time of building permit a landscaping plan which indicates the type of plant material and size to be installed prior to final construction sign off.
3. That a double row of trees be planted along the north and west property lines. Said trees shall be 12' high at time of planting and of a species native to South Florida such as, but not limited to, Live Oak, Mahogany, Gumbo Limbo, Paradise Tree and Satin Leaf.
4. That in the approval of the plan, the same be substantially in accordance with the plan submitted for the hearing entitled, "Office Trailer", prepared by Pascual Perez Kiliddjian and Associates, last dated June 30, 2003.

The **Public Works Department** recommends approval of the proposed project and raises no objections on the plans as presented to the Site Review Committee.

The **Public Works Department - Traffic & Highway Engineering** has reviewed the application and makes the following comments:

No roadway improvement projects are planned in the Transportation Improvement Program nor the Long Range Transportation program which forecasts the Public Works Improvements for the next five and twenty year periods, that would interfere with the proposed site development.

The **Fire Rescue Department** recommends approval based on the following conditions:

The closest fire rescue station responding to this area is the South Miami Heights Fire Rescue Station #52, located at 12105 SW 200th Street. It is equipped with an advanced life support tanker and can provide an approximate 12-minute response to emergency calls. Compliance with all applicable Life Safety and NFPA codes is required.

Two fire rescue stations are planned in this area. The Redland Station will be located at SW 177th Avenue and 248th Street and will provide a 10-minute response time to emergency calls in this area. The station is expected to be on line by 2005. The Eureka Station will be located in the vicinity of SW 184th Street and 147 Avenue and will provide an approximate 8-9 minute response time. It is anticipated that the station will be complete and provide service in 2006.

Upon final design of the site plan, it will be necessary for the plans to be reviewed by the Fire and Water Engineering located at 11805 SW 26th Street, Miami (786) 315-2775.

The **Miami-Dade Water & Sewer Department** makes the following recommendation:

Water

There is no water available by Miami Dade Water and Sewer at the present time in this area.

Sewer

There is no sewer available by Miami Dade Water and Sewer at the present time in this area.

The **Department of Environmental Resources Management** has reviewed the subject application and offers the following comments:

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information, offers no objection to its approval.

Water Supply:

Public water is not available to the site. However, DERM has no objection to this type of low intensity development served by an individual water supply system, provided that groundwater quality in the area is such that drinking water standards can be met by the proposed water supply facility. A minimum separation distance of 100 feet is required from septic tank drain fields, from all surface waters, and from any other source of contamination.

Notwithstanding the foregoing, the DERM approval of the on-site drinking water supply will be subject to compliance with the minimum drinking water standards for a potable water supply

well, including DERM review and approval of the on-site well and water treatment system. The applicant shall also obtain an annual operating permit from the Water Supply Section of DERM for the potable water supply system.

Wastewater Disposal:

Public sanitary sewers cannot be made available to this site. Therefore, DERM would not object to the interim use of a septic tank and drain field system as a means for the disposal domestic liquid waste, provided that the proposed development meets the sewage loading requirements of Section 24-13(4) of the Code. Based upon the available information, the proposal meets the said requirements; furthermore, since the request is for a non-residential land use, the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County as required by Section 24-13(4)(a) of the Code.

Stormwater Management:

All storm water shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits for facilities that could be a source of pollution. The applicant is advised that the requested use of the subject property will require operating permits from DERM. It is therefore suggested that the applicant contact DERM concerning operating permit requirements.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.


Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.


This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and, after reviewing the available information, offers no objections to the approval of the request.


MIAMI-DADE COUNTY SITE REVIEW COMMITTEE
Application 03GF15
MIAMI DADE POLICE MINI-STATION



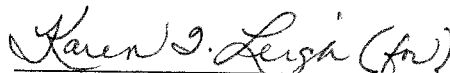
Fernando, Alonso Chief
Right-of-Way Division
Public Works Department



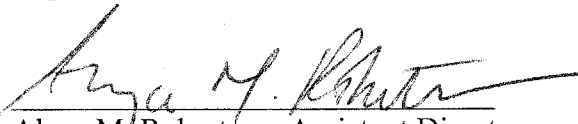
Esther Calas, Assistant Director
Public Works Department
Traffic & Highway Engineering



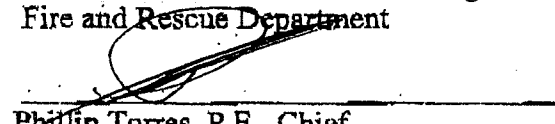
for Diane O'Quinn Williams, Director
Department of Planning and Zoning



Karen J. Leigh (for)
Barbara Matthews, Manager
Capital Improvements and Planning
Fire and Rescue Department



Alyce M. Robertson, Assistant Director
Department of Environmental
Resources Management



Phillip Torres, P.E., Chief
Plans Review Section
Department of Water & Sewer



for Bernard McGriff, Director
General Services Administration

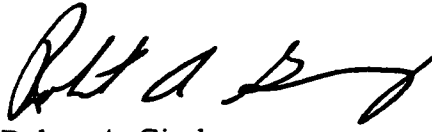


MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: December 16, 2003

FROM: 
Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No. 4(B)

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☒ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 4(B)
12-16-03

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE ERECTION,
CONSTRUCTION AND OPERATION OF THE SOUTH
REGIONAL AGRICULTURAL MINI-POLICE STATION,
LOCATED NORTH OF SW 198TH TERRACE AND SW 179TH
AVENUE, IN COMPLIANCE WITH SECTION 33-303 OF THE
CODE OF MIAMI-DADE COUNTY

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference, and has conducted a public hearing in compliance with the provisions of Section 33-303 of the Code of Miami-Dade County, Florida,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA, that:

Section 1. This Board hereby finds and declares that the erection, construction and operation of the South Regional Agricultural Mini-Police Station located north of SW 198th Terrace and SW 179th Avenue, more specifically described as follows:

TRACT F SIMON SUB, according to the Plat thereof recorded in Plat
Book 119 at page 18 of the Public Records of Miami-Dade County,
Florida. Lot Size: 1.18 Acres ±

is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of Miami-Dade County, Florida, and in so finding, has considered, among other factors, the type of function involved, the public need therefore, the land use pattern in the area, and the nature of the impact on the surrounding property.

Section 2. This Board approves the recommendations in the attached memorandum and authorizes the County Manager to take appropriate action to accomplish them.


The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

| | |
|---------------------------------------|------------------|
| Dr. Barbara Carey-Shuler, Chairperson | |
| Katy Sorenson, Vice-Chairperson | |
| Bruno A. Barreiro | Jose "Pepe" Diaz |
| Betty T. Ferguson | Sally A. Heyman |
| Joe A. Martinez | Jimmy L. Morales |
| Dennis C. Moss | Dorin D. Rolle |
| Natacha Seijas | Rebeca Sosa |
| Sen. Javier D. Souto | |

The Chairperson thereupon declared the resolution duly passed and adopted this 16th day of December, 2003. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

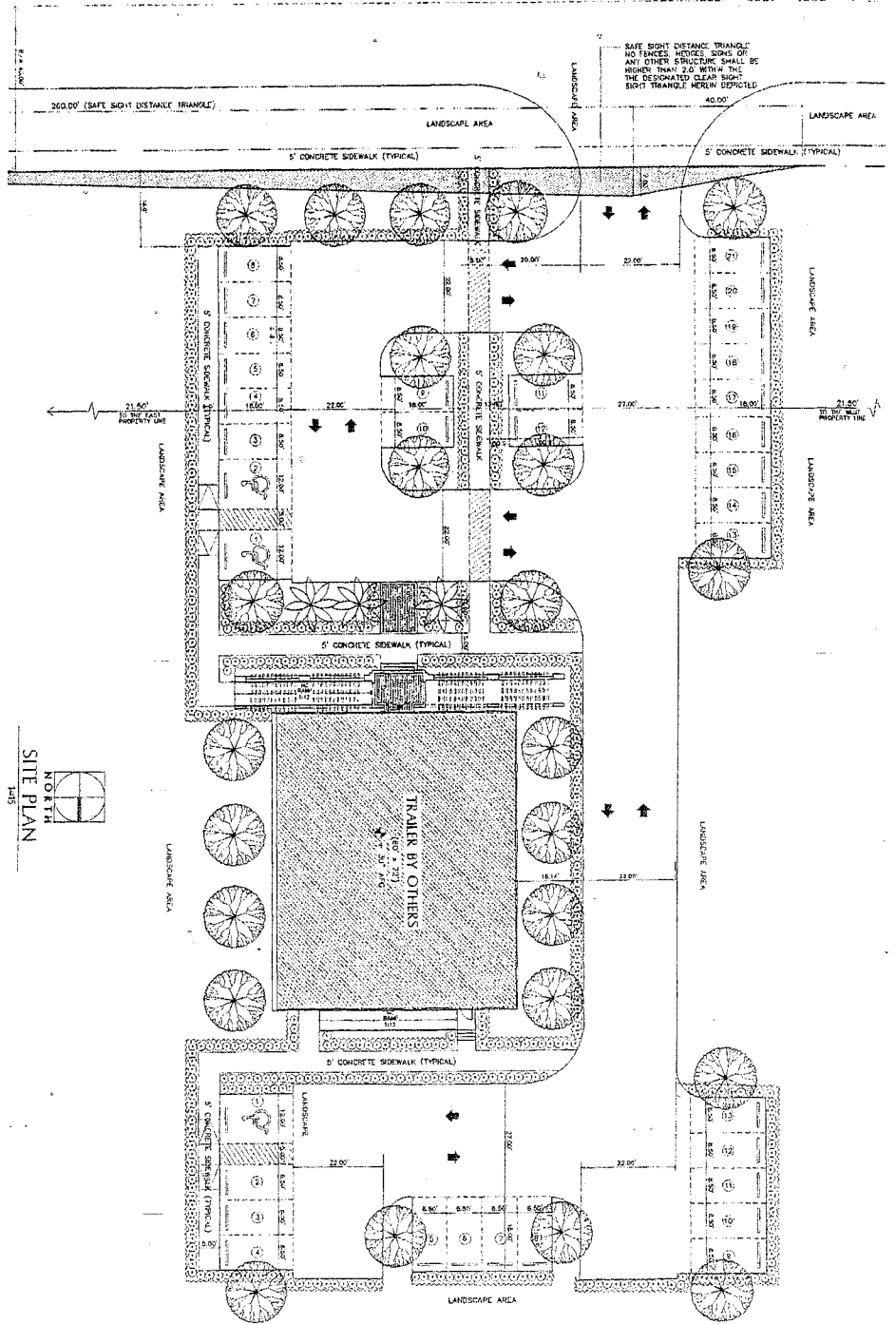
HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency. 

By: _____
Deputy Clerk

Joni Armstrong Coffey

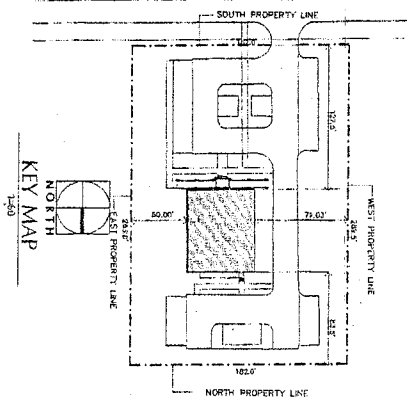
S. W 198 TERRACE



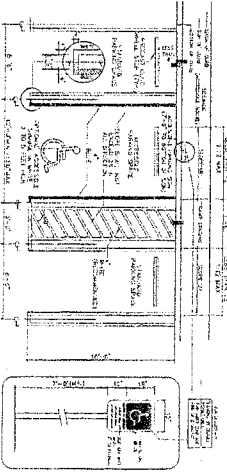
SITE PLAN

M-15

S. W 198 TERRACE

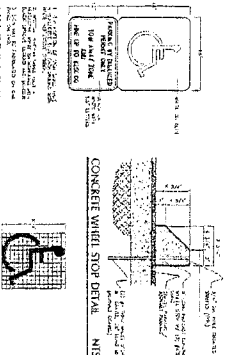


ACCESSIBLE PARKING SPACE FOR DADE COUNTY
SCALE 1/4" = 1'-0" TO KEEP SEEK. RETROGRADE DOWNS SSS & ADJAC.



HANDICAPPED PARKING SPACE

CONCRETE WHEEL STOP DETAIL NIS



OFFICE TRAILER

MIAMI-DADE COUNTY, FLORIDA

16

PASCUAL PEREZ KILDJIAN & ASSOCIATES ARCHITECTS PLANNERS
REGISTERED NO. 14,000
OFFICE: 10000 N. MIAMI BLVD., SUITE 100, MIAMI, FL 33166
PHONE: (305) 591-1100
FAX: (305) 591-1101
RESIDENCE: (305) 321-0005

SHEET NO.:
DATE: NA
SCALE: AS SHOWN
PROJECT: NA

SP-1